

## PARKS AND RECREATION

### EXISTING CONDITIONS

Considerable progress, both in terms of acquisition and development, has occurred since the 1973 Community Plan to fulfill this community's overall park needs. To date, the City has acquired seven neighborhood park sites and three community park sites, and has constructed a community swimming pool.

In addition, this community lies adjacent to the City's largest resource-based park (Mission Trails Regional Park--approximately 6,200 acres). The master plan for this Regional Park envisions both passive and active uses which will increase this community's recreational potential.

Upon the completion of development of these park sites, this community should be adequately provided with park and recreation facilities sufficient to satisfy the General Plan Guidelines and Standards for the City of San Diego.

### NEIGHBORHOOD PARKS

Ideally, neighborhood parks serve a population of 3,500 to 5,000 persons living within a one-half mile distance. Such parks typically include a play area, multipurpose courts, tiny tots play areas, and picnic facilities. Based on General Plan Guidelines and Standards, neighborhood parks should contain at least five usable acres when located adjacent to an elementary school and 10 usable acres when not located adjacent to an elementary school.





The current status of Neighborhood Parks is described below:

**Park Service District #361**

**Cowles Mountain Neighborhood Park**

This 15-acre site, located along Barker Way, has been incorporated into the boundaries of Mission Trails Regional Park. Plans call for this site to serve as a staging area for hikers using Cowles Mountain. Development could include picnic sites and passive open space areas leading to trails up the mountain.

This neighborhood's active play field needs could be met by a joint use development of the Gage Elementary School playground.

**Park Service District #372**

**Dailard Neighborhood Park**

This City-owned 5.1-acre site, located on Cibola Road, is adjacent to the Dailard Elementary School and is presently undeveloped. This neighborhood's active play field needs are currently being served through a joint school/park development of 3.2 acres of turfed ball field at Dailard Elementary.

**Park Service District #373**

**Tuxedo Neighborhood Park**

This approximately 9.3-acre City-owned site, located on Tuxedo Road, is programmed in the 1982-87 CIP for construction in 1985. Development will probably include turfed open play lawns and tiny tot areas on the level area adjacent to Tuxedo Avenue.

**Park Service District #381**

**Princess Del Cerro Neighborhood Park**

This 5.5-acre City-owned site, located on Wenrich Drive, is currently being developed and will provide this area with two small ball fields, a multipurpose court, picnic areas and a tiny tots play area.



**Park Service District #382**

**Grantville Neighborhood Park**

This 2.66-acre site, located on Vandever Avenue, has been completed and provides this area with open plan lawn, a tiny tots play area, and picnic facilities.

**Park Service District #383**

**Margerum Neighborhood Park**

This 18.8-acre City-owned site, located on Margerum Avenue, is programmed in the 1982-87 CIP for development in 1983. Improvements could include multi-sports fields, a tiny tots play area, picnic facilities and paths through the natural open space areas.

**COMMUNITY PARKS**

General Plan Guidelines and Standards indicate community parks are required to serve populations between 18,000 to 25,000 persons living up to 1½ miles from the park. They generally provide a wider range of facilities than neighborhood parks and include athletic fields, a recreation center building, multipurpose courts, picnic facilities, a tiny tots area and as needed, horseshoe pits, shuffleboard courts and tennis courts. Ideally, community parks are located adjacent to a junior high school. If so located, a minimum of 13 usable acres are required; if not, a minimum of 20 acres are required. The current status of community park sites is described below:

**Park Service District #360**

**San Carlos Community Park and Recreation Center**

This 10.4 acre site is located adjacent to the Forward Elementary School and is fully developed. In addition, 4.5 acres of school playground are available to the area residents through a joint school/park lease arrangement.

**Park Service District #380**

**Allied Gardens Community Park and Recreation Center**

This 13.4 acre developed site is located adjacent to Lewis Jr. High School. An additional 4.8 acres of turf ball fields are usable by the community through a joint school/city lease arrangement. This community's swimming pool is located at this site.



### **Park Service District #370**

#### **Lake Murray Community Park and Recreation Center**

This City-owned 45 acre site, located along Murray Park Drive, is currently under construction to bring the existing temporary ball fields up to permanent City standards. When ultimately completed in 1985, this park will provide up to 12 ball fields, 8 tennis courts, 3 handball/racquetball courts, a community meeting building, a tiny tots area, 2 multipurpose courts and picnic facilities.

### **OPEN SPACE PARKS**

### **Park Service District #371**

#### **Pasatiempo Open Space Park**

This 5.2 acre site, located on Pasatiempo Avenue, is proposed for limited development as a passive open space park, including picnic facilities, to take advantage of the panoramic view offered at the park site. The active play field needs of this neighborhood will be met by Lake Murray Community Park.

### **Park Service District #381**

#### **Adobe Falls Open Park**

In addition to the Princess Del Cerro Neighborhood Park, this PSD contains the 4 acre Adobe Falls Open Space Park located at the foot of Adobe Falls Road between Waring Road and College Avenue. This site could provide public access to the San Diego State University land, which together with the City-owned parcel makes up Historical Site No. 80--Adobe Falls.

#### **Navajo Canyon Open Space Park**

This park service district also contains the Navajo Canyon Open Space Park containing 143.61 acres. However, if the recommendation for a future street through this canyon (see Circulation Element) were to be implemented, a substantial reduction in the given acreage of this open space would result.

### **PRIVATE PARK**

In addition to the population-based parks in this community, a private park of approximately three acres is operated by the Del Cerro Community Association. This small park, on Del Cerro Boulevard, is fully developed with tennis and multipurpose courts, a small swimming pool and picnic facilities. The courts and swimming pool fill the needs of dues-paying Del Cerro Community Association members. However, the picnic facilities are available for use by the general public and serve to supplement existing City parks in the area.



**TABLE 3**  
**SITE AREA AND DEVELOPMENT STATUS OF RECREATION FACILITIES SERVICING NAVAJO**

<u>District</u>	<u>Name &amp; Location</u>	<u>Service Area Pop. (1980)</u>	<u>Site Area (Acres)</u>	<u>Development Status</u>
<b>POPULATION-BASED PARKS--Neighborhood Parks:</b>				
360	Served by San Carlos Community Park and Recreation Center	8,805	10.14	Fully developed
361	Cowles Mountain, Boulder Lake Dr. near Cowles Mountain Blvd.	6,019	15.53	Site indicated on planning map, incorporated into Mission Trails Regional Park
370	Served by Lake Murray Community Park and Recreation Center	4,497	45.28	City-owned, under development
371	Pasatiempo Open Space Park, Wandemere Way near Rancho Park Dr.	5,590	5.12	City-owned, not developed
372	Dailard, Cibola Road near Laurel Ridge Road	3,538	5.10	Joint development with San Diego Unified School District
373	Tuxedo, Tuxedo Road	3,195	9.29	City-owned, not developed
380*	Served by Allied Gardens Community Park and Recreation Center	7,805	13.35	Fully developed
381	Princess Del Cerro, Wenrich Drive	3,684	5.48	Former Pasteur School, fully developed
382*	Grantville, Vandever Ave, near Crawford Street	6,850	2.50	Fully developed
383	Margerum, Margerum Ave. and Larchwood Ave.	3,538	18.84	City-owned, not developed

\* City-owned land and surplus school sites available.

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<b>POPULATION BASED PARKS—Community Parks:</b>			
San Carlos Community Park and Recreation Center, Lake Badin Ave. and Adlon Dr.	14,824	10.14	City-owned, developed
Lake Murray Community Park and Recreation Center, West Shoreline	16,820	45.00	City-owned, under development
Allied Gardens Park and Recreation Center, Greenbrier and Glenroy Streets	21,877	22.15	City-owned, developed
<b>RESOURCE-BASED PARKS—Natural Parks:</b>			
Mission Trails Regional Park (Navajo Portion)	----	3,418.00	Partially City-owned, undeveloped
Adobe Falls Open Space Park	----	37.50	Resource park in process of acquisition
Navajo Canyon Open Space Park	----	143.61	City-owned, undeveloped
<b>RESOURCE BASED PARKS—Historic Park:</b>			
Old Mission Dam (included in Mission Trails Regional Park)			

NOTE: Park and Recreation Centers also serve as the neighborhood park for the area in which they are located.



### Park Fee Ordinance

On February 19, 1970, in an effort to assign park development costs to the specific geographical areas, the City Council adopted Ordinance No. 10239. This regulation, commonly referred to as the Park Fee Ordinance, deals with provision of neighborhood and community parks. It requires land developers to contribute money or land for subdivisions and parcel maps which increase the permitted number of dwelling units.

#### **OBJECTIVES**

Major park and recreation objectives are to:

DEVELOP SUFFICIENT AND CONVENIENT PARKS AND RECREATION FACILITIES TO SERVE THE EXISTING AND FUTURE POPULATION OF THE COMMUNITY.

DEVELOP PEDESTRIAN AND BIKEWAY LINKAGES BETWEEN OPEN SPACE, NEIGHBORHOOD AND COMMUNITY PARKS AND OTHER RECREATION AND ACTIVITY CENTERS.

Many types of recreation should be provided in the area in order to serve all age groups and interests. Some recreation space should be within walking distance of every dwelling. The more visible the recreation space is in each neighborhood, the more it will be appreciated.

#### **PROPOSALS**

- o The City and the School District should continue their comprehensive, joint school/park development program. This would enable the City to provide park facilities in connection with elementary or secondary schools.
- o The City should retain all park sites adjacent to proposed school sites even though the school sites may be declared surplus. In addition, the City should evaluate surplus school sites for use as parks.
- o The feasibility of phasing the development of park and recreational facilities should be considered. Partial development of parks as funds become available would allow for immediate use of these facilities. These parks which serve the immediate neighborhood or community should have their size, design, and purpose oriented to the daily recreational needs of that specific area.

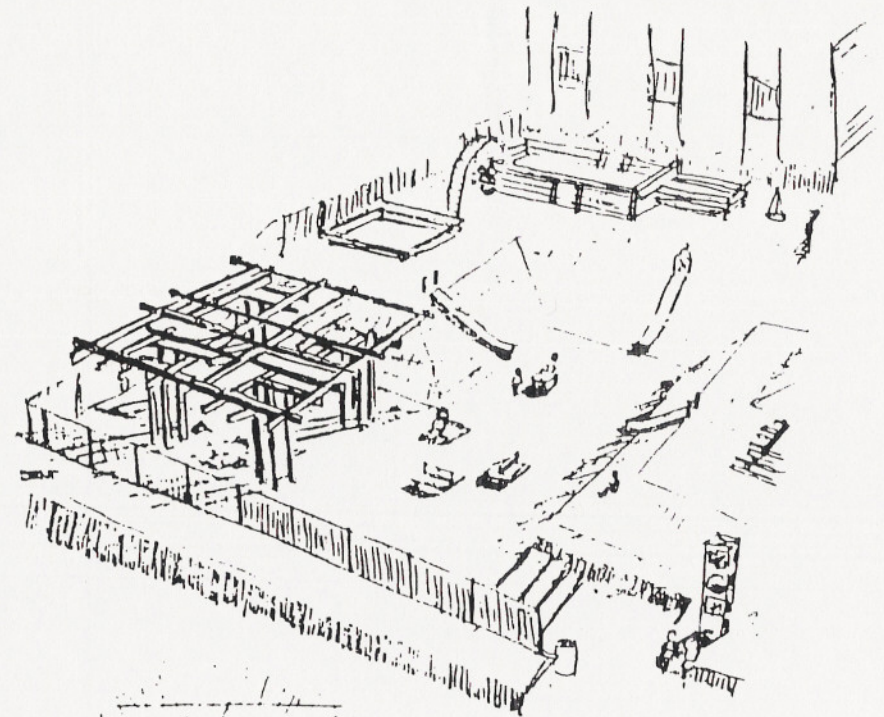


## NEIGHBORHOOD PARKS

- o The City should, in cooperation with the School District, provide playground park facilities at selected elementary schools, such as Gage.
- o Develop all City-owned neighborhood parks.
- o Investigate the possible City and/or private purchase of the Del Cerro private park.
- o Small parks and plazas should be privately developed and maintained in the community and neighborhood shopping centers. These areas would provide not only the open space conducive to pedestrian-oriented shopping, but could be activity areas which children and adults could utilize in conjunction with shopping trips.

## COMMUNITY PARKS


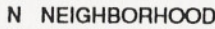



- o LAKE MURRAY COMMUNITY PARK is to be developed as soon as possible to serve as a Community Park and Recreation Center, providing a balanced recreational facility compatible with, and complementary to Lake Murray and the Mission Trails Regional Park.
- o Develop the City-owned land along Glenroy Street as supplemental acreage for the undersized Allied Gardens Park and Recreational Center.

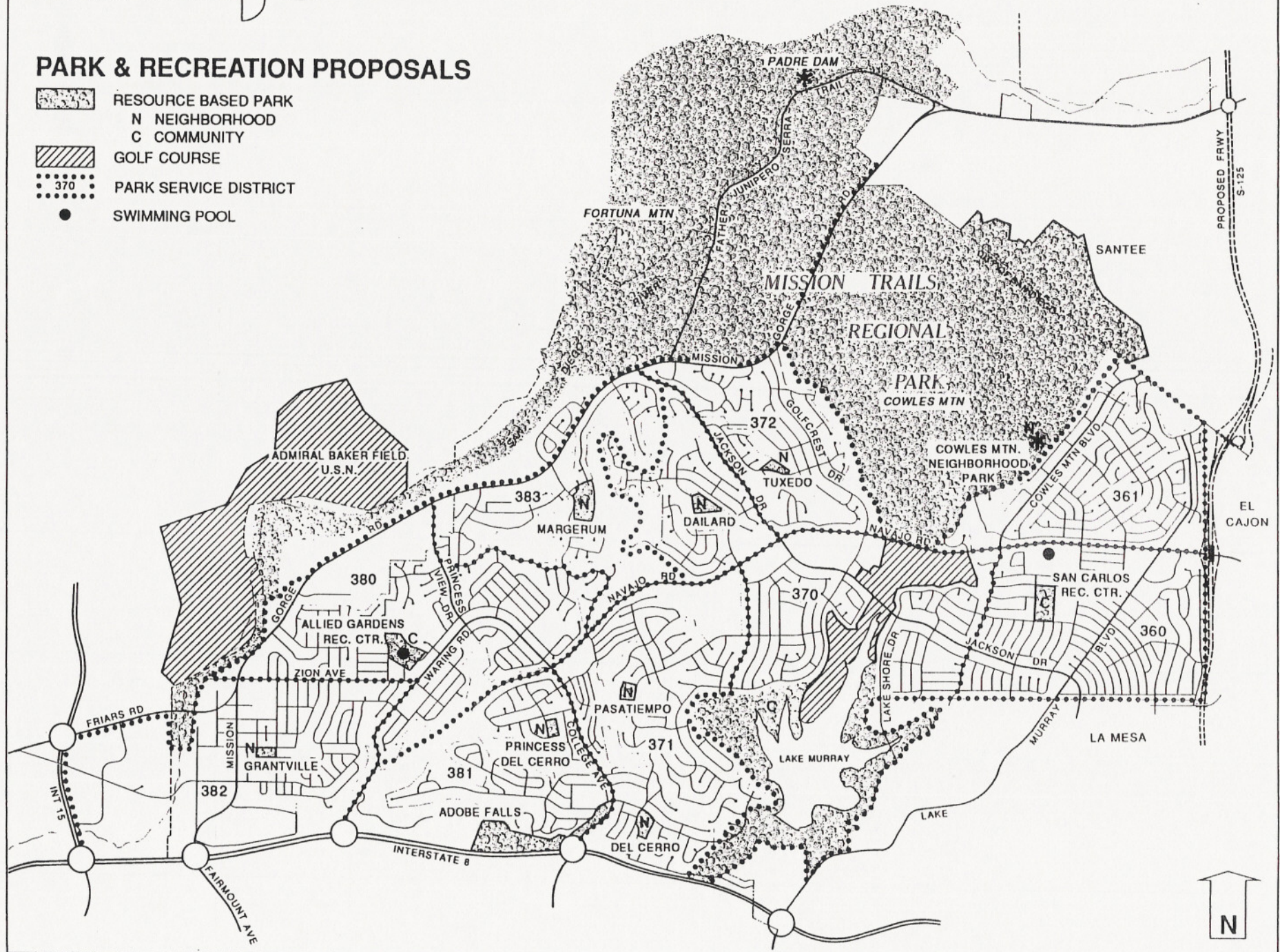






## PARK & RECREATION PROPOSALS

-  RESOURCE BASED PARK
-  N NEIGHBORHOOD  
C COMMUNITY
-  GOLF COURSE
-  370 PARK SERVICE DISTRICT
-  SWIMMING POOL





- o The General Plan standards for a swimming pool are to serve a minimum population of 50,000 residents within a radius of 1½ to 2 miles. The Navajo community has a total population of 50,005, with 21,000 residents representing the San Carlos area. The center of the San Carlos area population is approximately 3½ miles from the Allied Gardens Recreation Center and swimming pool. This fact makes the use of the community swimming pool by the entire Navajo community difficult. Therefore, it is proposed that a community swimming pool be constructed at a suitable site in the San Carlos area as soon as private funding becomes available.
- o Construct a shuffle board club house at Allied Gardens Park and Recreation Center.
- o Install tennis courts at Allied Gardens, and ultimately at Lake Murray Center. Additional courts should be constructed as needs dictate.

#### RESOURCE-BASED PARKS

- o Acquire Adobe Falls Open Space Park as soon as possible.
- o Develop Mission Trails Regional Park in accordance with the Mission Trails Regional Park Master Plan. The portions of the Master Plan applicable to the Navajo Community Plan cover the following three major geographical areas: Lake Murray, Cowles Mountain and Mission Gorge. (NOTE: Old Mission Dam Historical Park is located in the East Fortuna Mountain geographic area.)

#### Lake Murray

- o Strengthen the role of Lake Murray and its shoreline as an active, water-oriented recreational complex. This entails: (1) expanding the scope and quality of water-related facilities; (2) protecting the lake environment; and (3) transforming the surrounding area into naturally defined spaces for picnicking, playing and other day uses.
- o Retain the Navajo Golf Course in perpetuity for recreational use by the public.

#### Cowles Mountain

- o Due to the importance of Cowles Mountain as an open space backdrop for urban San Diego, limit uses to low intensity day time activities. Examples include hiking, bicycling and horseback riding, picnicking, photography and nature study.



- o Restore the environmental quality of Cowles Mountain by revegetation (in native plant species) and protection from erosion.
- o Establish a wildlife monitoring program led by Grossmont College. This is an educational cultural resource which should be made available to other school districts for nature study.
- o Any new communication facility on Cowles Mountain should blend with the surrounding area and not be located at the top.
- o Protect views of and from Cowles Mountain by implementing development controls on urban development in its vicinity in accordance with the Mission Trails District Design Manual. The Design District provides that no structure shall exceed four stories and in no case shall a structure exceed fifty (50) feet in height.

#### Mission Gorge

- o Concentrate intensive uses in the southern part of the Mission Gorge geographic area. The following facilities are planned for this area: park administrative headquarters, visitor center, day camp, park concessions, amphitheater, and a maintenance storage complex.
- o Limit uses in the remainder of Mission Gorge to such low intensity day time activities as hiking, biking, horseback riding, rock climbing and nature study.





#### Old Mission Dam (Padre Dam) Historical Site

- o Develop a historical/cultural center, botanical garden and equestrian facility north of Old Mission Dam.
- o Continue development of the Old Mission Dam Historical Site including landscaping, renovation of the dam, picnic facilities and parking areas.
- o It is recommended that nature and equestrian trails be located in open space preserves on Cowles Mountain connecting the park with other recreational facilities in the area. One such trail would traverse Mission Gorge, starting in Mission Valley and terminating in the Cleveland National Forest in the vicinity of El Capitan Reservoir. Lush vegetation along the river helps to make this an ideal hiking and horseback riding trail. The river should be cleaned of litter and refuse as part of any open space maintenance program. This route should be scheduled for implementation in sections because of the problems of obtaining easements through the U. S. Army Admiral Baker Field and the danger of a path through the sand and gravel extraction areas.